

Town of Underhill
P.O. Box 32
Underhill Center, VT 05452

*Town of Underhill
Residential Anti-displacement
&
Relocation Assistance Plan*

The Town of Underhill will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as a low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(b)(1).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the Town of Underhill will make public and submit to the Vermont State Department of Housing and Community Affairs the following information in writing:

1. A description of the proposed assisted activity;
 2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
 3. A time schedule for the commencement and completion of the demolition or conversion;
 4. The general location on a map and approximate number of dwellings units by size (number of bedrooms) that will be provided as replacement dwelling units;
 5. The source of funding and a time schedule for the provisions of replacement dwelling units;
- and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 (ten) years form the date of initial occupancy.

The Town of Underhill will provide relocation assistance, as described in 570.606(b)(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the Town of Underhill will take the following steps to minimize the displacement of persons from their homes:

- * The Town will not use Community Development funds to convert low/moderate-income residential units to a non-residential use.
- * The Town will not use Community Development funds to foster the conservation of low/moderate-income residential units to non low/moderate residential units.
- * The Town will not use Community Development funds to demolish low/moderate-income residential units unless such demolition is undertaken in order to provide replacement low/moderate-income residential dwellings for existing substandard low/moderate-income dwellings.
- * The Town of Underhill will make every effort not to displace low/moderate income residents, either temporary or permanently, as a result of rehabilitation or acquisitive activities undertaken with the assistance of Community Development Funds.
- * Every effort will be made to schedule substantial rehabilitation activities necessitating temporary relocation of low/moderate income residents at times when the units to be renovated are vacant due to natural turnover.
- * In the event that a low/moderate income unit is occupied at the time of substantial rehabilitation, the existing occupants will be relocated temporarily to a comparable replacement unit within their building or, should this prove impossible, to a comparable dwelling elsewhere. They will be granted a first right to reoccupy their original home once it has undergone substantial renovations. In such cases, all provisions governing temporarily relocation under the Uniform Relocation Act will be followed.
- * The Town of Underhill will use Community Development funds to acquire residential properties only when the purpose of acquisition is to preserve its long range use as low/moderate-income housing. In such situations, existing tenants will be given first preference to acquire to remain as renters in their low/moderate income dwellings. Should they elect not to acquire or remain as renters in their units, they will be relocated subject to the provisions of the Uniform Relocation Act. Should the acquisition of a low/moderate-income property with Community Development funds result in the involuntary relocation of more than 50 (fifty) % of its residents, the property will not be acquired.